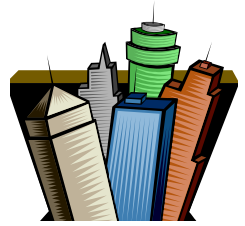


Duchesne County
Department of Building Safety

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Karl D. Mott
Building Official



Requirements for the Installation of Manufactured Housing within
Duchesne County

1: Building Permits

Building permit shall be issued prior to placing any manufactured or mobile home on private or rental properties. To obtain permit you must submit the following information and documentation to the “Department of Building Safety” located in the “Duchesne County Administrative Offices” at 734 North Center in Duchesne.

- 1- Legal description of property on which home is to be placed.
- 2- Plot plan showing where home is to be placed on property. You must show distances from property lines, location of septic tank or sewer lines, water lines and electrical lines.
Note: Properties that are being newly divided are a category I subdivisions and will require a recorded survey prior to issuing a building permit.
- 3- Year make and model of home to be placed.
- 4- Plan showing what type of foundation system you intend on using.
- 5- “Waste Water Disposal System” permit from the Tri-County Health Department for the installation of a new waste water disposal system or proof of a public sewer disposal system connection.
- 6- Evidence of an approved culinary water source supply will be required. This can be provided by;
 - A A receipt for connection to a State approved culinary water system.
 - B Proof of an existing culinary water well.
 - C A permit for a new culinary water well. (For a water well permit or questions concerning water wells contact the State Engineers Office at 781-0770.)
 - D Submitted design for an individual culinary water cistern system. Design for cistern systems will be reviewed for minimum health and water supply requirements prior to approval by the Chief Code Official

Any home placed on private lots in Duchesne County shall be placed on a permanent foundation system in accordance to Title 17-27 and 58-56 of the Utah Code and defined by R156-56 of the Utah Administrative Code and Duchesne County Code chapter 17.60 as follows;

17-27-105.5 Manufactured homes.

(1) For purposes of this section, a manufactured home is the same as defined in Section 58-56-3, except that the manufactured home must be attached to a permanent foundation in accordance with plans providing for vertical loads, uplift, and lateral forces and frost protection in compliance with the applicable building code. All appendages, including carports, garages, storage buildings, additions, or alterations must be built in compliance with the applicable building code.

(2) A manufactured home may not be excluded from any zone or area in which a single-family residence would be permitted, provided the manufactured home complies with all local zoning, building code, and subdivision requirements, including any restrictive covenants, applicable to single-family residence within that zone or area.

Definitions from R156-56 Utah Administrative Code;

“Manufactured home” means a transportable factory built housing unit constructed on or after June 15, 1976, according to the Federal Home Construction and Safety Standards Act of 1974 (HUD Code), in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 400 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems. All manufactured homes constructed on or after June 15, 1976, shall be identifiable by the manufacturer's data plate bearing the date the unit was manufactured and a HUD label attached to the exterior of the home certifying the home was manufactured to HUD standards.

“Factory built housing set-up contractor” means an individual licensed by the division to set up or install factory built housing on a temporary or permanent basis. The scope of the work included under the license includes the placement and or securing of the factory built housing on a permanent or temporary foundation, securing the units together if required, and connection of the utilities to the factory built housing unit, but does not include site preparation, construction of a permanent foundation, and construction of utility services to the near proximity of the factory built housing unit. If a dealer is not licensed as a factory built housing set up contractor, that individual must subcontract the connection services to individuals who are licensed by the division to perform those specific functions under Title 58, Chapter 55, Utah Construction Trades Licensing Act.

“Mobile home” means a transportable factory built housing unit built prior to June 15, 1976, in accordance with a state mobile home code which existed prior to the Federal Manufactured Housing and Safety Standards Act (HUD Code).

“Modular unit” means a structure built from sections which are manufactured in accordance with the construction standards adopted pursuant to Section **58-56-4** and transported to a building site, the purpose of which is for human habitation, occupancy, or use.

"Permanent foundation" means the main foundation system for the manufactured home including approved steel, wood or concrete block.

"Construction of a permanent foundation" means a foundation system constructed entirely of placed concrete and is installed around the exterior of the manufactured or mobile home which when completed will be the only source of support and attachment of the home to the ground.

Note: The manufacturer, dealer or homeowner shall be permitted to design for unusual installation of a manufactured home not provided for in the manufacturer's standard installation instruction or NCSBCS/ANSI 225.1, Manufactured Home Installations, provided the design is approved in writing by a professional engineer or architect licensed in Utah. Guidelines for Manufactured Housing Installation as promulgated by the International Conference of Building Officials may be used as a reference guide.

"Uniform Building Standards" means the UBC, UMC, UPC and NEC as amended and the HUD Code as amended (See R156-56-4) and NCSBCS.

Duchesne County Ordinance 99-153, Amends Chapter 17.60 of the Duchesne County Code Mobile Homes, Manufactured Housing and Recreational Vehicles.

- A.** It shall be unlawful to place any travel-trailer on any lot or parcel of land in Duchesne County and to use the same as permanent human habitation, except when located in a travel-trailer court or when it is connected to approved water and sewer facilities.
- B.** It shall be unlawful to place a manufactured home or mobile home on any lot or parcel of land within the unincorporated portion of Duchesne County, except in compliance with the following:
- 1. All manufactured homes shall be in compliance with the Federal Home Construction and Safety Standards Act of 1974 (HUD Code as defined herein) and all mobile homes shall be in compliance with NCSBCS/ANSI Standard A225.1-1994, Annex D.*
 - 2. When Placed in a licensed mobile home park.*
 - 3. When temporarily placed on the sales lot of a licensed Manufactured Home or Mobile Home dealer for the purpose of sale or repair.*
 - 4. When placed on a lot that complies with all of the regulations of the zone in which the Manufactured or Mobile Home is located provided:*
 - (a) Residential dwellings are a permitted use in the zone, and the manufactured home is connected to an approved water supply and domestic waste water disposal system.*
 - (b) The owner of the manufactured or mobile home and/or the lot owner applies for the appropriate building permit from Duchesne County prior to bringing the manufactured or mobile home into Duchesne County or relocation of the home within the County.*
 - (c) The manufactured or mobile home is set on the lot in conformance with the applicable building and zoning codes and attached to a permanent foundation (constructed entirely of concrete, concrete products or an approved equivalent) installed around the exterior of the home which when completed attaches the home to the ground in accordance with the plans providing for the support of vertical loads, uplift, lateral forces and frost protection and are in compliance with the applicable building codes.*
 - (d) The running gear and hitch shall be removed those manufactured or mobile homes which are entered on the tax roll of Duchesne County as real property.*
 - (e) With the exception of the ownership of the Manufactured or Mobile home being in one*

name and the ownership of the property being in the name of another, the Manufactured or Mobile home shall be entered on the tax rolls of Duchesne County as real property.

- (f) The Manufactured home or Mobile home shall be of a classification of A, B, C, or E, provided that a home with the E classification complies with the criteria set forth in Section B(4)(g) below. Installation of Class D homes is prohibited within Duchesne County.*
- (g) Class E homes may be allowed if the owner complies with the following procedures:*
 - 1. Apply for a conditional building permit from the Duchesne County Building Inspector.*
 - 2. Obtain from the Duchesne County Building Inspector a list of necessary repairs required to bring the home into good to excellent condition and meet all applicable codes.*
 - 3. Obtain approval from the County Building Inspector for a plan for completing the repairs.*
 - 4. Within 15 working days of receiving approval of the plan for completion, sign a written Agreement to Abate in the event the owner fails to timely comply with the plan.*
 - 5. Pay all building permit and inspection fees.*
 - 6. Upon compliance with all of the above, the Building Inspector shall issue a conditional building permit.*
 - 7. Complete the repairs within six (6) months of the issuance of the building permit. An additional extension may be granted upon the showing of due diligence.*
 - 8. Upon completion of all required repairs the Building Inspector shall consider the building permit to be permanent.*

C. *No Manufactured or Mobile Home shall be occupied until it is in compliance with this code and a Certificate of Occupancy is issued by the Duchesne County Building Inspector.*

D. *Conditional use. The Duchesne County Building Inspector may issue a conditional use building permit for the installation of Manufactured or Mobile homes, waiving the requirements of section (B)(4)(c,d,e), upon the showing that the placement of the home is intended to be temporary and is necessary for housing and the care of an immediate family member.*

E. *It is unlawful to use manufactured or mobile homes for storage sheds, workshops, animal shed/barn, or uses other than dwelling units for human habitation. Storage sheds and work shops may be considered dwelling units for human habitation, but only if said shed or shop is heated and is connected to an approved culinary water and domestic waste water disposal system.*

Classification of Manufactured Homes

- A. ***Class A:*** *New manufactured homes certified as meeting the National Mobile Home Construction and Safety Standards Act of 1974 (effective June 15, 1976) of the Department of Housing and Urban Development.*
- B. ***Class B:*** *An unaltered, undamaged, used manufactured home certified as meeting the federal standards specified above and continuing to be in excellent condition and safe and fit for residential occupancy.*
- C. ***Class C:*** *An unaltered, undamaged, used mobile home, certified as meeting prior state or federal codes and the NCSBCS/ANSI Standard A225.1 - Annex D - 1994 edition, in good to excellent condition and safe and fit for residential occupancy.*
- D. ***Class D:*** *Manufactured or Mobile homes new or used which have been damaged as a result of neglect, fire, weather, or road transporting, or altered or modified as a result of the above or at the choice of owners which is in poor condition, and units which contain aluminum branch circuit wiring and units which were not manufactured to meet previous minimum codes and as a result thereof are now determined to be unsafe, unsanitary or hazardous for occupancy.*
- E. ***Class E:*** *A manufactured or Mobile home categorized as a Class D home which may be brought up to good to excellent condition and into compliance with the code applicable at the time of manufacture and either the NCSBCS/ANSI Standard A225.1- 1994, Annex D, or the Federal Home Construction and Safety Standards Act of 1974 (HUD Code)*

Manufactured homes constructed after June 15, 1976 to present must bear a HUD housing compliance tag located at the rear of the unit and the manufactures data plate located inside the unit in a closet, under the kitchen cabinet, by the electrical panel or some other conspicuous location. Mobile homes constructed after July 1970, through June 15, 1976 must bear the Utah state seal and meet the adopted standards of the state (UAC Title 41 Chapter 20) at the time they were constructed. Mobile homes constructed prior to July 1970 or Mobile homes and Manufactured housing that do not bear the appropriate seals, will be subject to an inspection by a qualified inspector to determine compliance with the applicable safety standards. These homes will also be required to have a roof structure capable of protecting the home from any and all imposed loads (snow) for the area in which they will be located or have an Utah Licensed Engineer assess the roof structure for live load compliance. Due to the adoption of the Model Energy Code for energy conservation, these homes may also be required to be up graded to comply.

2: Site Preparation

Any and all decayable organic material shall be removed from the area in which the home is to occupy (Required by ANSI A225.1 section 3.3, the UBC and all Manufactures Installation Manuals). Section 3302 of the UBC requires that all stumps and roots be removed from the soil to a depth of at least 12" below the surface of the ground in the area to be occupied by the building.(this includes grass and brush roots) If the removal of such material creates a depression or pit effect than;

Site Preparation Continued

option 1: structural fill compacted in 8" lifts to 90% minimum compaction to create a 2% minimum slope from the center of the home to a distance of 10'-0" minimum away from perimeter of home or

option 2: a foundation retaining wall backfilled and graded to create a minimum 2% (1/4inch per foot) slope away from home to a distance of 10'-0" minimum will be required.

3: Foundations

As permanent foundations are required by the State of Utah and Duchesne County, there design and construction are to be in accordance with the applicable Building Code (Uniform Building Code or HUD code) as adopted and amended by the State of Utah and Duchesne County. These foundations may be required to be designed by a Utah licenced engineer. Most of the home manufactures have designs available, however they must be approved by the local building authority having jurisdiction.

Footings;

Footings shall be placed on undisturbed soil (Manufactures Installation Manuals and ANSI A225.1 section 4.2 requires a minimum of 4" below grade. UBC Table 18-I-D requires footings to be placed 12" below undisturbed ground surface). Footings that will be subject to frost conditions shall be protected (most of Duchesne County require a minimum 30" footing depth from finished grade for frost protection).

Spot footings spaced along the main beam frame members and mating lines of multi section homes shall be sized in accordance with the manufactures installation manual for new homes or the ANSI A225.1 standard for homes with no manual. Soil bearing capacity shall be determined and confirmed with the building official or assumed 1000 PSF for the design size of pads.

Strip footing size shall be a minimum of 9" thick and 16" wide cast in place with two horizontal reinforcement bar ½" minimum size. These bars are to be located a minimum of 3" above or from the earth (section 1907.7.1 UBC) with a minimum of 6" of concrete above the bar (section 1915.7 UBC).

Foundation perimeter wall;

Homes that require perimeter support will be required to have the perimeter wall protected from frost heave and designed to support any and all imposed loads, vertical and/or horizontal. Reinforcement shall be placed in wall in accordance with the Utah State amendment to the UBC section 1806. Wall shall be a minimum 6" thick for walls 4'-0" or less in height, with ½" minimum size grade 60 reinforcement vertical at 2'-0" on center and extending to within 3" of the top of the wall. Horizontal reinforcement is to be ½" minimum size grade 60 with one bar located within 4" of the top of the wall and one bar located within 4" of the top of the footing. Walls 2'-0" in height or less will require only these 2 bars. Walls from 2'-1" to 4'-0" will require an additional bar located midway between the top and bottom bar. For walls taller then 4'-0" contact our office for more information. Overlaps of reinforcement shall be a minimum of 24" and off set a minimum of 24" (section 1912.15.4.1 UBC).

Note: Generally the homes that require perimeter support are those with 40# or greater roof live load (snow) design or those that have Sheetrock tape and textured walls.

Under floor clearance, access and ventilation;

Foundation shall be designed to provide a minimum of 12" clearance between the ground and frame members and 18" clearance to floor joist. A clear unobstructed access of 24" high x 32" wide minimum size shall be provided. Ventilation in the amount of 1 square foot of net free area for every 150 square foot of under floor area shall be provided. Reduction of the net free ventilation area for new homes will only be allowed if provide for in the manufactures installation manual. Vents shall be located with in 3'-0" of the end and than evenly spaced along the perimeter of the home. **Do not** locate access opening or vents at the mating line of multiple section homes as support blocking may be required at this point. A 6 mil minimum plastic moisture membrane is required to be placed on the ground beneath the home. This membrane must cover the entire ground surface area. A 12" minimum lap is required at all seams.

Note: Under floor ventilation must provide adequate free air supply for combustion air for any and all gas fired appliances that use this space for combustion air supply.

Wind anchors;

Wind anchors shall be installed in accordance with the anchor manufactures listing and/or ANSI A225.1 standard. Concrete style anchors require a minimum 31.5 cubic feet (1.17 cubic yards) of concrete per anchor in order to comply with the Manufactured Home Construction and Safety Standards anchoring requirements of 4725 pounds of ultimate holding strength. When using auger or other type of anchor, you must supply the listing information to the building inspector to confirm compliance with the applicable standards.

4: Home Set

Plumbing;

Home shall be supplied with a minimum 3" "building sewer" line of an approved piping to extend to a point 2'-0" from the house foundation. This line shall be graded at 1/4" per foot. The home shall be supplied with a minimum 3" building drain line of ABS, schedule 40 PVC, or DWV PVC with approved supports at a maximum 4'-0" spacing and graded at 1/4" per foot slope. The building drain shall terminate at a point 2'-0" minimum outside of the foundation wall and 12" minimum below grade. Note: Building drain line may be graded at 1/8" per foot if there is a minimum 2 1/2" clean out provided at the head of the horizontal run.

Mechanical;

The heat cross over duct shall be of an approved material and insulation rating for the area in which the home is to be placed. It shall be supported so as to be mostly straight and at an approved spacing for duct type used.

Electrical service connection;

The home shall be supplied with a service sized in accordance with the manufactures requirements for the home. The service disconnect means shall be located within 30'-0" of the home and must have a minimum 100 amp rating. In approved rental lot installations, the home may have a factory installed listed cord or be connected to the service in an approved manor. On privately owned lots the service equipment may be installed on the home provided it complies with section 550-23 exception number 2 a, b, and c of the NEC and it is an accepted method by the manufacture.

The service feeder conductors shall consist of 4 wires with the service entrance conductors sized in accordance with Table 310-16 note 3 of the NEC. The grounding conductor shall be sized in accordance with Table 250-94

of the NEC. The grounding and the grounded conductor (neutral) shall be bonded at the service disconnect means (meter) only. All 4 conductors must originate at the service disconnect, be inclosed in the same raceway or trench, and terminate in the distribution panel of the home.

Under ground conductors shall be of an approved type and buried a minimum of 18" in accordance with Table 300-5 of the NEC. Over head service conductors shall be of an approved type and supported with clearances in accordance with Article 230 section B "Overhead Service- Drop Conductors" of the NEC.

Service conductors that pass through threaded conduit openings, metal or plastic shall be protected by the use of an approved bushing (NEC 346-8 metal, 347-12 plastic). When metal conduit is used from an enclosure to ground for protection, a bonding bushing shall be used. PVC conduit must be schedule 80 and be rigidly supported to prevent damage.

5: Exterior Finish

Requirements for Occupancy;

Foundation vents shall be finished with 1/4" mesh wire or other approved method. Under floor access shall have an approved closure to prevent varmint and weather access. Entrances to home shall have minimum 3'-0" square landings on the exterior of home to grade. If steps are required, the minimum tread width shall be 9" and the maximum riser height shall be 8". If the landing is in excess of 30" above grade, there shall be approved railing installed.

Due to liabilities of the home manufacture, dealer, set-up contractor and the inspector, a certificate of occupancy shall be issued prior to occupancy of any factory built housing.

6: INSPECTION REQUIREMENTS

INSPECTION NOTIFICATION

Due to the area coverage size, a minimum 24-hour notice will be required for any afternoon inspections and a 48-hour notice will be required for any morning inspections. Conformation of appointment day will be given however time of inspection will not be guaranteed. For inspection scheduling and confirmation please call Glenna in Duchesne at 738-1150, in Roosevelt at 722-3997 ext. 150, in the Uintah Basin at 822-4680 ext. 150 or from S.L.C. at 363-9029 ext. 150 NOTE: Messages left on voice mail will not be considered notice.

ALL MANUFACTURED HOUSING INSTALLATIONS AND ACCESSORY STRUCTURES SHALL BE INSPECTED; For compliance with to the approved plans. Any changes to the approved plans or substitute of materials shall be submitted to the chief code official for approval by the owner, builder and/or architect/engineer prior to any changes being incorporated in the structure.

APPROVAL REQUIRED; No work shall be done on any part of the installation or accessory construction

beyond the point indicated in each successive inspection without first obtaining an inspection and approval of the code official.

Inspections are required on the following:

1. Pre-site; for confirmation of setbacks, property location and soil conditions
2. Footings; for confirmation of reinforcement placement and footing configuration and form size
3. Foundation; for confirmation of reinforcement placement, anchoring provisions, window/door or access locations and form shoring
4. Bond beams; for masonry foundation and wall construction only
5. Foundation waterproofing when required (FHA financing, basements and all masonry block walls)
6. Underground plumbing from home to sewer and water source
7. Under floor slab for moisture barrier and under floor plumbing, electrical and heating (Basements)
- 8.* Marriage line roof connection prior to sheeting closure or shingling
- 9.* Home set-up; interior and exterior connections prior to any finish material coverage, main frame support system, floor connection, cross over connection of water, sewer, heating and electrical.
10. Utility connections to water, sewer, gas and electrical (any underground prior to burial)
11. Final inspection; after interior and exterior finish and a minimum of one permanent access to home prior to occupancy of home

*The above items with one asterisk can be conducted at the same time.

OCCUPANCY REQUIREMENTS

THERE SHALL BE A FINAL INSPECTION AND APPROVAL, AND A CERTIFICATE OF OCCUPANCY SHALL BE ISSUED ON ALL BUILDINGS AND STRUCTURES PRIOR TO THEIR BEING OCCUPIED OR USED.